



**US Army Corps
of Engineers.**
Philadelphia District
Wanamaker Building
100 Penn Square East
Philadelphia, PA 19107-3390
ATTN: CENAP-OP-R

Public Notice

Public Notice No.	Date
CENAP-OP-R-2006-6393-11	JAN 25 2008
Application No.	File No.
In Reply Refer to: REGULATORY BRANCH	

This District has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403) and Section 404 of the Clean Water Act (33 U.S.C. 1344).

The purpose of this notice is to solicit comments and recommendations from the public concerning issuance of a Department of the Army permit for the work described below.

APPLICANT: Evergreen Environmental, LLC
425 Darby Paoli Road
Wayne, Pennsylvania 19087
Attention: Mr. Mark Renna

AGENT: Princeton Hydro, LLC
1108 Old York Road
Ringoes, New Jersey 08551
Attention: Mr. Mark Gallagher

WATERWAY: West Creek

LOCATION: 475 Stipson's Island Road, Dennis Township, Cape May County, New Jersey

ACTIVITY: The applicant has applied for a Department of the Army permit to establish, construct and operate a wetland compensatory mitigation bank to be known as the Stipson's Island Mitigation Bank. The proposed project site presently consists of a 35.04 acre complex of upland and wetland habitats adjacent to West Creek. The applicant proposes to create, enhance and preserve both tidal and non-tidal wetland, open water and upland habitats on the site. Construction activities on the site would include removal of a portion of an existing dike that currently separates the site from adjacent tidal wetlands, excavation of material from upland agricultural fields to create both tidal and freshwater wetland and open water habitats, regrading of existing disturbed wetlands, filling or plugging of existing drainage ditches to impede surface water runoff, disking and bedding of existing wetlands to create microtopography and promote water retention, and plant installation. Excess excavated material resulting from project construction would be disposed of either within the boundaries of an archaeology site on the property (4,600 cubic yards) or on an upland agricultural field approximately 0.5 acres from the project site (12,500 cubic yards). The proposed work would result in the modification of approximately 16.9 acres of uplands and wetlands on the 35.04 acre site. The proposed

mitigation bank would be deed restricted to protect it in perpetuity and, following bank closure, transferred to the State of New Jersey or an approved land trust.

Successful implementation of proposed project plans, including achievement of established success criteria, would result in the generation of 8.42 mitigation credits (4.45 tidal wetland mitigation credits and 3.97 freshwater wetland mitigation credits) that would be available for sale to third parties for their use to provide compensatory mitigation for authorized adverse impacts to wetlands and other aquatic resources. The geographic service area (the designated area wherein a bank can reasonably be expected to provide appropriate compensation for impacts to wetlands and/or other aquatic resources) for the use of credits generated by the proposed bank is proposed as follows:

1. The service area for freshwater wetland credits will be the State of New Jersey Watershed Management Area 19.
2. The service area for tidal wetland credits will be those portions of the State of New Jersey Watershed Management Areas 16 and 17 containing tidal wetlands that drain to the lower Delaware Bay (HUC Codes 02040206070, 02040206090, 02040206100, 02040206110, 02040206200, 02040206210, 02040206220, 02040206230) AND those portions of State of New Jersey Watershed Management Area 16 that drain to the Atlantic Ocean (HUC Codes 02040302080 and 02040302940) provided project impacts to tidal wetlands within HUC Codes 02040302080 and 02040302940 are less than or equal to 500 square feet, no on-site mitigation alternatives are available and there is no approved mitigation bank servicing the Atlantic Drainage Basin.

Oversight of the proposed mitigation bank shall be provided by a group of federal and state regulatory and resource agency representatives of the U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, U.S. Fish and Wildlife Service, National Marine Fisheries Service and New Jersey Department of Environmental Protection known as the Mitigation Bank Review Team (MBRT). The U.S. Army Corps of Engineers and the New Jersey Department of Environmental Protection co-chair the MBRT. The approval of the use of this proposed mitigation bank, if approved and constructed, is the decision of the U.S. Army Corps of Engineers and/or the New Jersey Department of Environmental Protection in consultation with the MBRT on a case-by-case basis in accordance with applicable regulations and guidelines. The Corps and NJDEP provide no guarantee that any particular permit applicant will be granted authorization to use this proposed mitigation bank to compensate for unavoidable wetland impacts associated with a proposed project.

PURPOSE: The applicant's stated purpose of the proposed project is "to provide off-site compensatory mitigation for past and future unavoidable impacts to wetland resources associated with the regulated activities occurring within the geographic service limits to be defined by the Mitigation Bank Review Team".

A preliminary review of this application indicates that the proposed work would not affect listed species or their critical habitat pursuant to Section 7 of the Endangered Species Act as amended. As the evaluation of this application continues, additional information may become available which could modify this preliminary determination.

The decision whether to issue a permit will be based on an evaluation of the activity's probable impact including its cumulative impacts on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the work must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the work will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs and welfare of the people. A Department of the Army permit will be granted unless the District Engineer determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Comments on the proposed work should be submitted, in writing, within 30 days to the District Engineer, U.S. Army Corps of Engineers, Philadelphia District, Wanamaker Building, 100 Penn Square East, Philadelphia, Pennsylvania 19107-3390.

The Corps, in consultation with SHPO, has determined that one National Register of Historic Places (NRHP) potentially eligible for listing below ground archaeological resource occurs within the Corp's permit area for the project. The site has been determined potentially eligible for listing on the NRHP because it has the ability to yield new information regarding nineteenth century rural life in southern New Jersey. The applicant has indicated that the project as proposed will not have an adverse effect on the archaeological resource because the 150-by-150 foot area that encompasses its boundaries will be preserved in place as it will used as a disposal site for excess excavated material generated as a result of grading of the proposed mitigation bank site.

The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act 1996 (Public Law 104-267), requires all Federal agencies to consult with the National Marine Fisheries Service on all actions, or proposed actions, permitted, funded, or undertaken by the agency that may adversely effect Essential Fish Habitat (EFH). A preliminary assessment of the species listed in the "Guide to Essential Fish Habitat Designations in the Northeastern United States, Volume IV: New Jersey and Delaware", dated March 1999, specifically page 51, indicates that the proposed project will have no effect on the life cycles, the EFH and the prey of the species due to the location of the project site at the uppermost end of a man-made mosquito ditch excavated through tidal wetlands and draining to West Creek, which is a minimum of 1500 feet west of the site.

In accordance with Section 307(c) of the Coastal Zone Management Act of 1972, applicants for Federal Licenses or Permits to conduct an activity affecting land or water uses in a State's coastal zone must provide certification that the activity complies with the State's Coastal Zone Management Program. The applicant has stated that the proposed activity complies with and will be conducted in a manner that is consistent with the approved State Coastal Zone Management (CZM) Program. No permit will be issued until the State has concurred with the applicant's certification or has waived its right to do so. Comments concerning the impact of the proposed and/or existing activity on the State's coastal zone should be sent to this office, with a copy to the State's Office of Coastal Zone Management.

In accordance with Section 401 of the Clean Water Act, a Water Quality Certificate is necessary from the State government in which the work is located. Any comments concerning the work described above which relate to Water Quality considerations should be sent to this office with a copy to the State.

The evaluation of the impact of the work described above on the public interest will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404(b) of the Clean Water Act.

Any person may request, in writing, to the District Engineer, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state in writing, with particularity, the reasons for holding a public hearing.

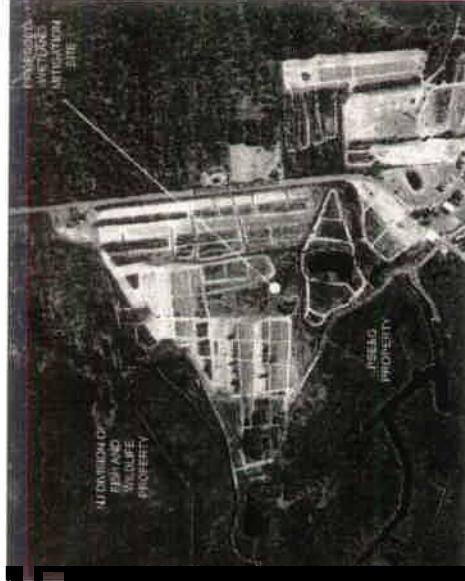
Additional information concerning this permit application may be obtained by calling Ms. Jacqueline Winkler at 215-656-5833 between the hours of 1:00 and 3:30 p.m. or writing this office at the above address.



Frank J. Cianfrani
Chief, Regulatory Branch

**STIPSON'S ISLAND
MITIGATION BANK
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY**

Chancery, and the Court of Appeals, and the Supreme Court of the United States.



PROJECT SITE LOCATION
MOUNTAIN PROTOTYPING
SCALE 1:3000

SHEET INDEX:

SHEET	1	- TITLE SHEET
SHEET	2	- INDEX SHEET
SHEET	3 & 4	- EXISTING CONDITION
SHEET	5 & 6	- GRADING PLAN
SHEET	7 & 8	- PLANTING PLAN
SHEET	9 & 10	- CROSS-SECTIONS
SHEET	11	- SOIL EROSION AND CONTROL PLAN
SHEET	12	- SOIL EROSION AND CONTROL AND CON- STRUCTION NOTES
SHEET	13	- SOIL EROSION AND CONSTRUCTION NOTES
SHEET	14	- PLANTING DETAILS EROSION AND SEDIMENTATION

425 DARBY PAOLI ROAD
WAYNE, PENNSYLVANIA 19047

EVERGREEN
 ENTERTAINMENT
 425 Fahey Park Road
 Wayne, NJ 07477
 SUBJECT: NAME/ADDRESS:
 STIPENDS ISLAND
 MITIGATION BANK
 DENNIS TOWNSHIP
 CAPE MAY COUNTY, NEW JERSEY
 MANNING: NAME

11/14/06
FBI - BOSTON
A-13-CWPH
11/14
11/14

CALL BEFORE YOU DIG!
NEW YORK LAW REQUIRES
2 WORKING DAYS NOTICE FOR
INVESTIGATION, SHACK, AND TO DETERMINE
THE LOCATION OF UTILITIES.
HOME OWNERS: Call 1-800-212-0000
Businesses: Call 1-800-212-0000

PROJECT NOTES

Project 2003 includes:
• Improved search and search results.
• Improved support for Microsoft Office 2003.
• Improved support for Microsoft Project 2003.

the first time in history that the United States has been compelled to make a formal declaration of war against another nation. The American people have shown their determination to stand by their friends and to defend their freedom and independence. We are grateful for the support given us by our friends in other countries, particularly Canada, who have joined us in this struggle. We are determined to win this war, and we shall do so.

the Office of the Secretary of State will be able to advise you whether your title is

ENVIRONMENTAL
GREEN
425 Danby Park Road
Wayne, Pa. 19087

IPPS. 2014/01

11/10/06
734.10
All ~~11/10/06~~
11/14
2007-11

Drawing name P107341P\Projects\1073401\VideoSheets\Sheet 5 & 6 - GRADING PLAN.dwg Plotted on Dec 14, 2007 3:11pm

CALL BEFORE YOU DIG!

**NEW JERSEY LAW REQUIRES
3 WORKING DAYS NOTICE FOR
INSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL**

PRINCETON WATCH

RECOMMENDATION	REASON	COMMITTEE COMMENTS	RECOMMENDATION	REASON	COMMITTEE COMMENTS
RECOMMENDATION 1	REASON 1	COMMITTEE COMMENTS 1	RECOMMENDATION 2	REASON 2	COMMITTEE COMMENTS 2
RECOMMENDATION 3	REASON 3	COMMITTEE COMMENTS 3	RECOMMENDATION 4	REASON 4	COMMITTEE COMMENTS 4
RECOMMENDATION 5	REASON 5	COMMITTEE COMMENTS 5	RECOMMENDATION 6	REASON 6	COMMITTEE COMMENTS 6
RECOMMENDATION 7	REASON 7	COMMITTEE COMMENTS 7	RECOMMENDATION 8	REASON 8	COMMITTEE COMMENTS 8

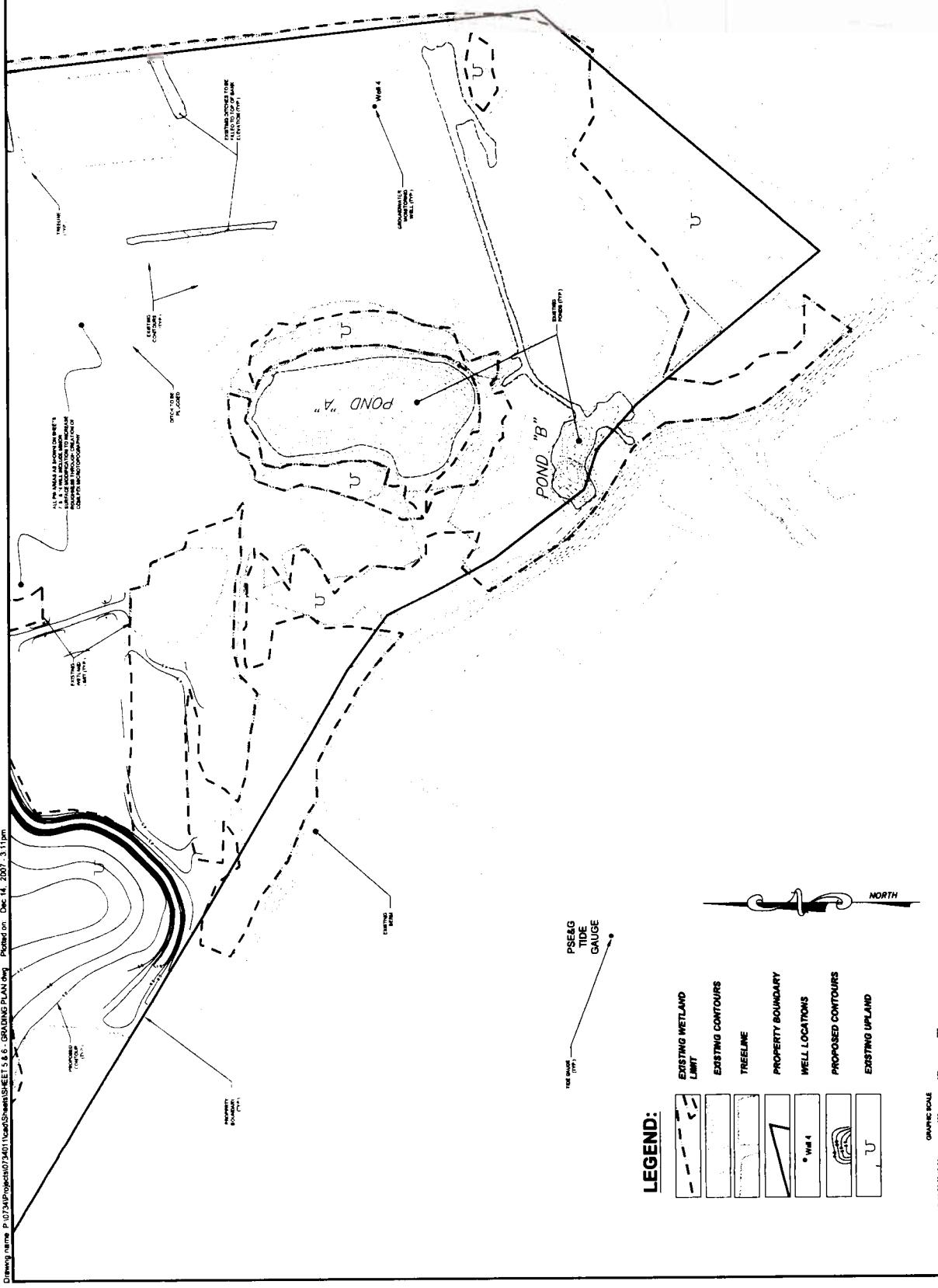
2009 EIGHTH AND KNOBWOOD
1100 10TH ROAD, SUITE 1
P.O. BOX 7020
BENTON HARBOR, MICHIGAN 49022
PHONE: 269-277-4600
FAX: 269-277-4600
WWW.FISHINGCITYFISHING.COM

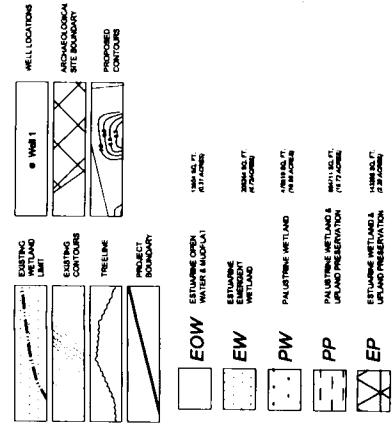
**EVERGREEN
ENVIRONMENT**
425 Duthy Phaii Road
Vientiane, PE 190007
TELEPHONE: 211-1111

GRADING PLAN

SOUTH

14
6



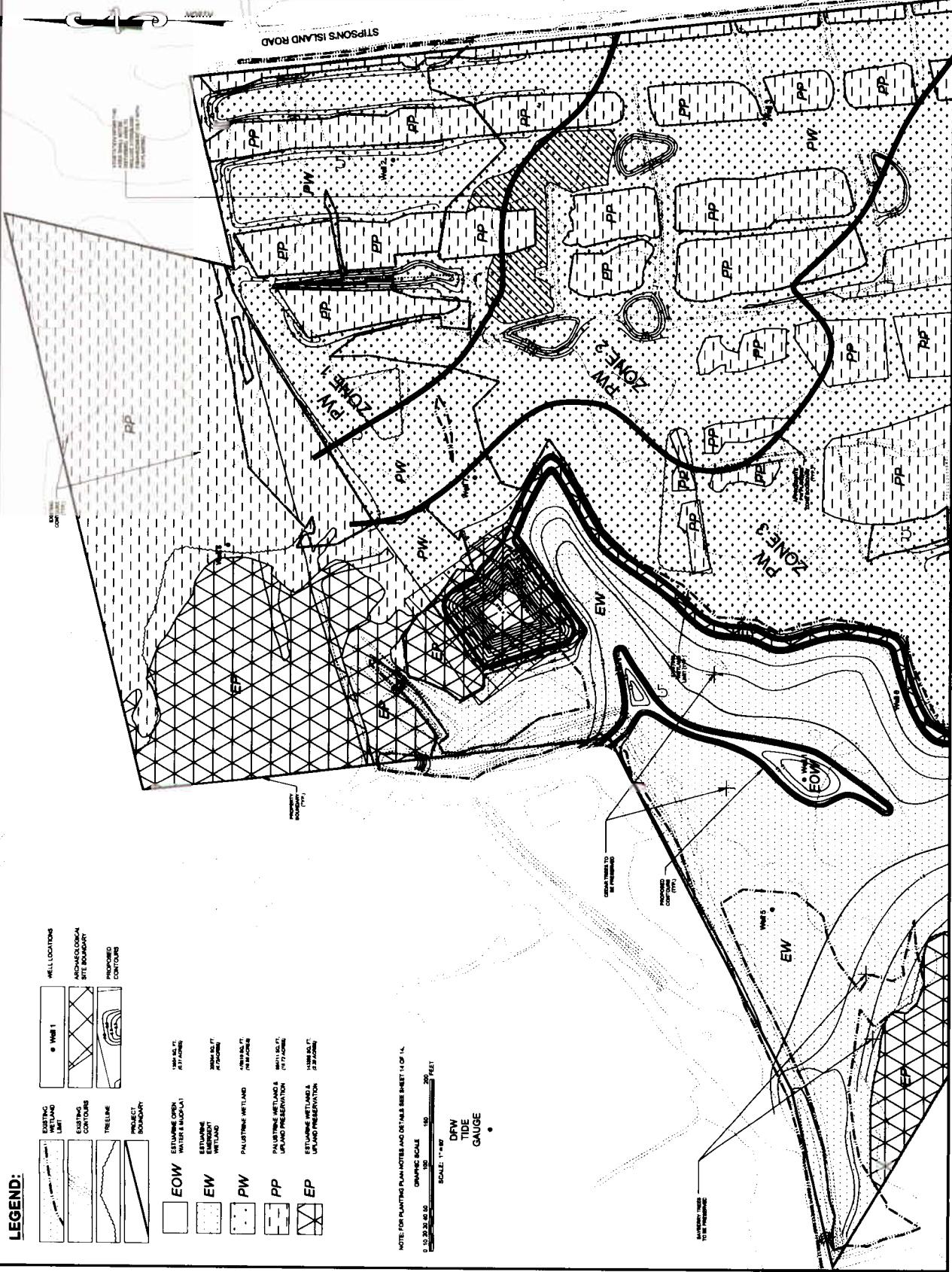
LEGEND:

NOTE FOR PLANTING PLAN: NOTES AND DETAILS SEE SHEET 11 OF 14.

GRAPHIC SCALE: 0 10 20 30 40 50 100 150 200 FEET

SCALE: 1:4000

DFW TIDE GAUGE



CALL BEFORE YOU DIG!
NEW JERSEY LAW REQUIRES
3 WORKING DAYS NOTICE FOR
LAND OWNERS, PROVIDERS AND TO OPERATING
COMPANIES TO NOTIFY THE NEW JERSEY CALL CENTER, INC.
TO ARRANGE FOR A FREE EXCAVATION CALL
TO DETERMINE IF THERE ARE ANY UNDERGROUND
UTILITY LINES IN THE PROPOSED EXCAVATION AREA.
1-800-272-1000

PROJECT NOTES:
NOTICE THAT THIS DRAWING
IS NOT A SURVEY. IT IS AN APPROXIMATE
DRAWING MADE FOR THE PURPOSE OF PLANNING
AND DESIGN. IT IS NOT TO BE USED AS A SURVEY
OR FOR CONSTRUCTION. IT IS THE RESPONSIBILITY
OF THE CONTRACTOR TO MAKE AN INDEPENDENT
SURVEY OF THE PROPERTY AND TO DETERMINE
THE EXACT LOCATION OF EXISTING UTILITIES.
THIS DRAWING IS NOT A SURVEY.

STATE OF NEW JERSEY CERTIFICATE OF ACCURACY
I hereby certify that the information contained
in this drawing has been plotted from reliable
information as per the notes and data contained
in the original survey and that it is accurate
to the best of my knowledge.

GEOFFREY M. GOIL
Professional Engineer
NJ Lic. No. 16014

**PRINCETON
HYDRO LLC**

INCORPORATED AND ENDEAVORED
1100 OLD YORK ROAD, SUITE 1
RENOVIA, NEW JERSEY 08220
TEL: 973.667.5000
FAX: 973.667.5001
WWW.PRINCETONHYDRO.COM

**EVERGREEN
ENVIRONMENTAL**
425 Cherry Point Road
Wayne, PA 19087

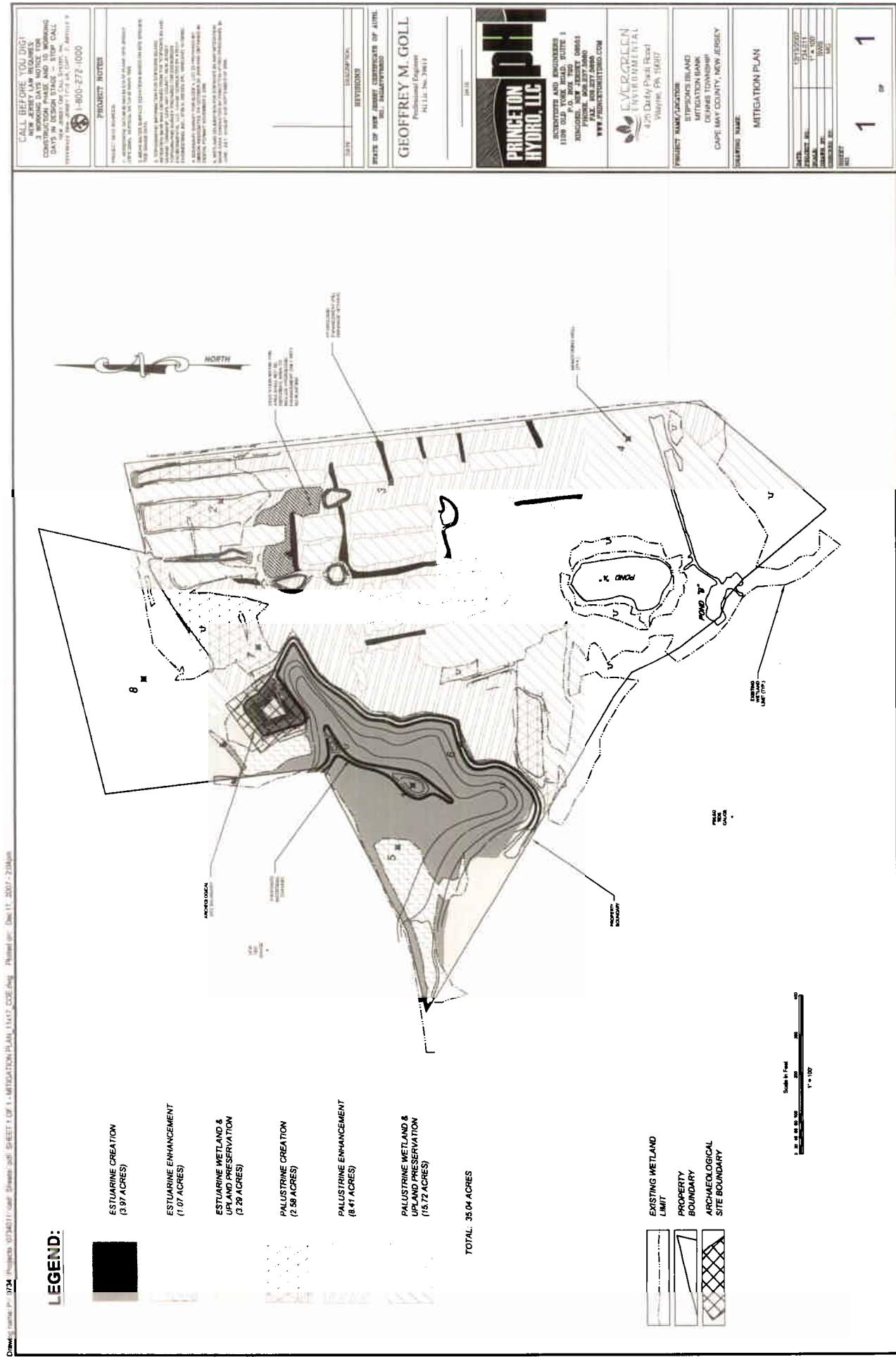
PRODUCT NAME/LOCATION:
STPSONS ISLAND
MITIGATION BANK
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

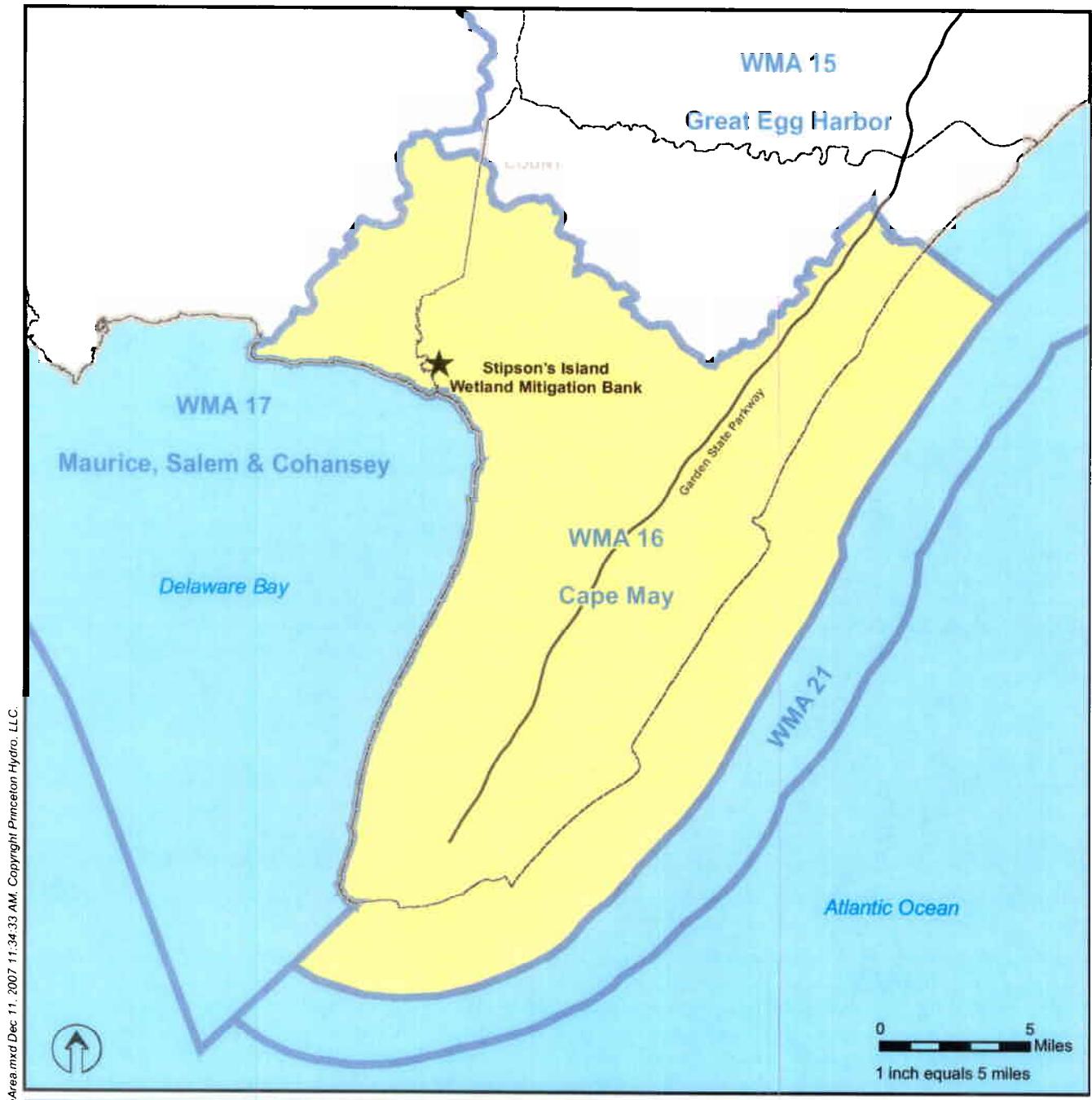
DRAWING NAME:
PLANTING PLAN
NORTH

11/00000	724/511
AS BROWN	BLK
10/00000	724/511
AS BROWN	BLK

7 14
or

<p>CALL BEFORE YOU DIG! New Jersey Law Requires NOTICE FOR CONSTRUCTION, REHAB, AND TO WHOM TALK IN ORDER TO AVOID HAZARDOUS WASTE. CALL 1-800-272-1000</p> <p>PRINCIPAL'S NOTICE:</p> <p>PROJECT NAME: [REDACTED]</p> <p>1. CONSTRUCTION ACTIVITIES WILL TAKE PLACE AT THE SITE OF THE PROJECT. 2. CONSTRUCTION ACTIVITIES WILL TAKE PLACE ON THE PROPERTY OWNED BY THE PROJECT OWNER. 3. CONSTRUCTION ACTIVITIES WILL TAKE PLACE ON THE PROPERTY OWNED BY THE PROJECT OWNER. 4. CONSTRUCTION ACTIVITIES WILL TAKE PLACE ON THE PROPERTY OWNED BY THE PROJECT OWNER.</p> <p>CONSTRUCTION ACTIVITIES WILL TAKE PLACE ON THE PROPERTY OWNED BY THE PROJECT OWNER.</p> <p>NOTICE TO THE PUBLIC: The project owner has been advised that the site contains or may contain asbestos containing materials. If you have any concerns about your health or safety, please contact your doctor or a licensed professional. The project owner will take all reasonable steps to protect public health and safety.</p>		<p>STATE OF NEW JERSEY CERTIFICATE OF AUTHORITY</p> <p>PRINCIPAL'S SIGNATURE: GEOFFREY M. GOLL Project Manager N.J. No. 100-1111 DATE: [REDACTED]</p> <p>REVISIONS:</p> <p>STATE OF NEW JERSEY CERTIFICATE OF AUTHORITY</p> <p>PRINCIPAL'S SIGNATURE: GEOFFREY M. GOLL Project Manager N.J. No. 100-1111 DATE: [REDACTED]</p> <p>REVISIONS:</p>	<p>PRINCETON HYDRO, LLC INCORPORATED AND REGISTERED IN NEW JERSEY AND HAS BEEN REGISTERED AS AN ASBESTOS REMOVAL CONTRACTOR BY THE STATE OF NEW JERSEY. REGISTRATION NUMBER: [REDACTED]</p> <p>E.V.I.C. GREEN ENVIRONMENTAL 425 Dairy Park Road (Warren, PA 15087)</p> <p>PROJECT NAME/LOCATION: STRIGONIS ISLAND MITIGATION BANK DEANS TOWNSHIP CAPE MAY COUNTY, NEW JERSEY</p> <p>DRAFTER'S NAME: CROSS-SECTIONS (CONT'D)</p>	<p>10 14</p>





H:\P\167340\Project\167340\11\GIS\AKD\Draft-1\ FreshwaterServiceArea.mxd Dec 11, 2007 11:34:33 AM. Copyright Princeton Hydro, LLC.

1108 OLD YORK ROAD, SUITE 1, RINGOES, NJ 08551

Princeton Hydro



FIGURE H-1: FRESHWATER SERVICE AREA MAP

PROPOSED STIPSON'S ISLAND MITIGATION BANK
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

LEGEND

- ★ Approximate Project Site
- Watershed Management Area (WMA)
- Watershed Management Area (WMA 16)
- County Boundaries
- Garden State Parkway
- Roads



425 Darby Paoli Road
Wayne, PA 19087

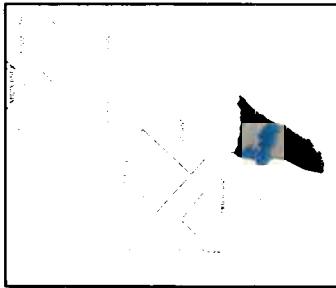
SOURCES:

1. Project site is not an official PLS survey. Inaccuracies may exist.
2. County boundaries, watershed management areas and roads as obtained from the NJDEP GIS website.

NEW JERSEY COUNTY MAP



NEW JERSEY COUNTY MAP



**EVERGREEN
ENVIRONMENTAL**

425 DARBY PAUL ROAD
WAYNE, PA 19087



SOURCES:

1. Highway/Road data are the NJDOT 2002 road data
2. County boundaries, HUC11 and stream data obtained from the NJDEP, Division of GIS

**FIGURE H-2:
TIDAL SERVICE AREA MAP**

PROPOSED STIPSON'S ISLAND
MITIGATION BANK
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

Legend

- Mitigation Site Location (Red Star)
- Hydrologic Unit Code (HUC-11) (Green Box)
- County Boundaries (Black Line)
- Atlantic City Expressway (Red Line)
- Garden State Parkway (Blue Line)
- Highways (Black Line)
- Streams (Blue Line)
- Tidal Service Area (Yellow Box)
- For Impacts < or = 500 Square Feet (Yellow Box)

1108 OLD YORK ROAD, SUITE 1, RINGOES, NJ 08551

